TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

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Property ID:	R41781	

Property Information

property address:	<u>S MAIN</u>		
legal description:	SMYTHE #1, BLOCK D.E.H (PTS	OF), ACRES 7.162, (ALSO SEE IMP ONLY ACCTS R41790,R41795)	
owner name/address:	UNION PACIFIC RAILROAD CO		
	ATTN: PROPERTY TAX DEPART	<u>MENT</u>	
	1400 DOUGLAS ST		
	OMAHA. NE 68179-1001		
full business name:	Dundyn Hardy	wa Bailday Muderads	
land use category:	Com Reduit	type of business: Lumber and Burdung	
current zoning: 52	<u>- </u>	occupancy status:	-
lot area (square feet):	<u> </u>	frontage along Texas Avenue (feet):	
lot depth (feet):	9 mg - 1	sa footage of building	
property conforms to:	g min. lot area standards	min. lot depth standards min. lot width standards	
Improvements	·		
# of buildings:	building height (feet):	# of stories:	
type of buildings (spec	cify): <u>// </u>		
building/site condition	: <u> </u>		
buildings conform to r	minimum building setbacks:	y yes □ no (if no, specify)	
approximate construct	ion date: accessible to the	public: □ yes 🔏 no	
possible historic resou	rce: □ yes □ no sidewa	ılks along Texas Avenue: □ yes □ no	
other improvements:	yes □ no (specify)	(pipe fences, decks, carports, swimming pools, etc.)	
· ·	نېيىرى	(pipe fences, decks, carports, swimming pools, etc.)	
Freestanding Signs			
□ yes □ no		□ dilapidated □ abandoned □ in-use	
₹.	type/material of sign:		
overall condition (spec	ifv):		
removal of any dilanid	ated signs suggested? in yes in	no (specify)	
on on any amapia	area signs saggested: a yes a	io (specify)	

Off-street Parking		At .	
improved: A yes 🛘 🗖 no	parking spaces striped:	yes □ no # of available off-street spaces:	
lot type: 🗆 asphalt 💃	concrete 🗆 other		
		cient off-street parking for existing land use: ves one	
end islands or bay divid		landscaped islands: □ yes □ no	
· · · · · · · · · · · · · · · · · · ·		mindocuped islands, if yes if ite	

Curb Cuts on Texas Avenue	
how many: curb types: _ standard curbs _ curb ramps _ curb cut closure(s) suggested?	□ yes □ n
f yes, which ones:	
meet adjacent separation requirements: yes no meet opposite separation requirements: """	yes □ no
Landscaping	
\Box yes \Box no (if none is present) is there room for landscaping on the property? \Box yes \Box no	
comments:	
,	
Outside Storage	
yes no (specify)(Type of merchandise/material/equipment stored)	
(Type of merchandise/material/equipment stored)	
dumpsters present: □ yes □ no are dumpsters enclosed: □ yes □ no	
Miscellaneous	
is the property adjoined by a residential use or a residential zoning district?	
yes pono (circle one) residential use residential zoning distr	ict
is the property developable when required buffers are observed?	
if not developable to current standards, what could help make this a developable property?	
if not developable to current standards, what could not provide the standards and the standards are standards as the standar	
accessible to alley: □ yes ty/no	
accession to uney. If you are the	
Other Comments:	
Property is divided into 3 sections. Whense splits,	and of
this propertury	